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Minutes  
Workshop Meeting  
August 27, 2013

**Present:** Mayor Kenneth F. Neilson, Councilmen Bill Hudson, Thad Seegmiller, Kress Staheli, Ronald Truman, Jeff Turek, City Manager Roger Carter, City Recorder Danice Bulloch, Deputy Recorder Tara Pentz, Public Works Director Mike Shaw, Power Director Kelly Carlson, Police Chief Jim Keith, IT Support Staff Kelly Carlson, Audience: Daylene Ure, Sherrie Reeder, Lynn Christensen, Don Wiley, Bobbi Mosteller, Gene Mosteller

Meeting commenced at 6:05

**1. Approval of the Agenda.**

*Councilman Seegmiller made a motion to approve the agenda. Councilman Hudson seconded the motion; which passed with the following roll call vote:*

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**2. Review of the board audit report.**

*None*

**3. Discussion of Electrical Pole Support Cables recently installed at approximately 200 South and Main Street. Chris Mosteller, property owner**

Mr. Gene Mosteller reviewed the recent placement of guide wires across his property. He was in the process of selling his property, and once the wires were installed, he lost the sell. He would like to know if there is anything Washington City can do.

Councilman Seegmiller commented the 4 guidewires are very burdensome to this property, and he asked if there is anything that can be done.

Mr. Mosteller stated his son was planning to subdivide the property, but these have devalued his

property.

Power Director Kelly Carlson explained the upgrade was a Capital Facilities Project, and was a portion of the transmission line, which needed to be upgraded. They was installed as per engineering specifications.

Councilman Truman asked if there would be some type of increase in size of the wires in order to decrease the number of wires.

Mr. Carlson stated he could go back to the engineer and ask if there would be any type of options. There is a significant amount of pressure and tension on these lines, so we would want to make certain there would not be detrimental affects. He reviewed some different types of self supporting structures with Council. However, those have a cost in the approximate range of \$250,000.

Councilman Seegmiller commented he would like to do more review on the legal end to see what is exactly there for the easement.

City Attorney Starkey stated the abandonment is the road abandonment, but Washington City reserved the easement rights. Whatever the easement was prior to the abandonment would remain. He would assume we would retain the old UP&L easement as well. He has not looked into the easement at this point.

Mr. Carlson also agreed he would look into the easement.

Councilman Turek asked if the side yard was a big enough parcel it could be subdivided. If it is not, he would be less concerned as it would remain a side yard.

Councilman Seegmiller stated he does not know if the piece is big enough to justify the zoning.

Councilman Hudson stated his concern was Staff had not contacted the property owner.

Mr. Carlson stated he had spoke with the previous owner, and was not aware the property was under different ownership. He actually did not hear about the complaint from the property owner until several months later.

City Attorney Starkey stated it is not typical for the City to have to get property owner permission to work within their easement.

Councilman Seegmiller stated he would like Staff to look into the easement.

Mr. Carlson also reminded the Council, this item is something which could have the State Ombudsman review as well.

Councilman Staheli directed City Attorney Starkey to look into the easement for the property.

Mr. Carlson stated if it is Council's direction to have it remodeled, he will do so.

Councilman Hudson asked if we could have Legal Counsel look into the easement, and have this item placed on our next Workshop meeting.

#### **4. Discussion and review of Rental Homes. Mayor Kenneth F. Neilson**

Lynn Christensen stated he has knowledge of a couple of rental homes in the area where he lives. He is not certain who would be held responsible for the regulation of them. He has an issue with the room rental housing on Staheli Hill. There are times when there are up to 8 cars, and he does not feel the homes in the area are designed for apartment type buildings.

Councilman Truman asked what the ordinance reflects for single family residence.

City Manager Carter reviewed the Zoning Ordinance definitions for a single family with Council.

City Attorney Starkey stated this is a problematic situation, and Cities have dealt with these for many years.

Mr. Christensen stated he does not feel the situation is fair to those residents who are single family.

City Manager Carter asked Mr. Christensen if he was aware if these are a rent paying situation.

Mr. Christensen stated the individuals do pay rent.

Councilman Seegmiller stated it sounds as if these would be an illegal rental situation. In which case, they would be turned over to Public Safety for enforcement.

Mayor Neilson asked for the Public Safety Staff to begin an investigation on the issue.

#### **5. Discussion and review of the Business Survey. City Manager Roger Carter**

City Manager Carter reviewed the Business Survey with Council. Forbes has ranked Utah as one of the best places to do business. The Governor asked the local municipalities to survey our business community, and based upon those surveys we are asked revise, revisit or repeal any of those items of concern with our current business. We received an 18% response from the survey to our local businesses. The biggest concern from those surveyed would be the temporary sign ordinance. He would like to recommend to Council having Staff review the temporary sign ordinance, and see if there would be any area for revision.

Councilman Hudson stated he would like to have the entire sign ordinance reviewed. He also would like to have the spotlight in our newsletter of one local business per month.

City Manager Carter asked if Council would like to have a joint meeting with Planning Commission in order to review the sign ordinance.

Councilman Hudson stated he would like to have a joint meeting, and it has been some time since Council has met with the Planning Commission.

City Attorney Starkey asked if Council would like to look at some of the progressive new ordinance in surrounding communities.

Councilman Hudson stated he feels Washington City could benefit from information from other communities.

City Manager Carter asked if Council would be interested in forming a business committee.

It was the consensus of Council to move toward forming a committee for local businesses.

**6. Discussion of land use and services to Sunrise Valley area. City Manager Roger Carter**

City Manager Roger Carter Reviewed:

For a number of years there has been some confusion on the service area of Washington City Power and Dixie Power due to the fact the Franchise Agreement between WC and Dixie and their certificated service area has conflicted. It has been felt by City Staff that Dixie Power would be in a better position to serve this particular area, especially in light of the fact that there is an anticipation the land uses in the area will be industrial in nature. Pros: Easier service capability due to proximity of infrastructure, competitive industrial rate power, no need for Washington City to secure wholesale industrial power for development. Cons: Loss of any future power revenues from that area, reduction in service territory for Washington City Power.

Staff would recommends moving forward with changes to the Franchise Agreement to allow Dixie Power to service to their certificated line in the Sunrise Valley area.

Councilman Staheli asked if Dixie Power would offer the same rate to this area as they do to the rest of their service area.

City Manager Carter stated he would assume it would be the case. However, he would have to specifically asked that question to Dixie Power. He does feel their goal would be to try to attract individuals to this area.

Councilman Seegmiller asked who currently provides power to the area.

City Manager Carter stated Dixie Power currently provides to the Landfill and to Western Rock.

Councilman Staheli asked if Washington City owns the bridge from the Washington Dam Road to the Sunrise Valley area and the status of the road, and who currently owns the property.

City Manager Carter stated Washington City owns the road up to the bridge. The new owners of Sunrise Valley still currently own the bridge. He has had numerous discussions with the new owners, and Staff will work with them with regard to the bridge as well as the development. He is hoping to get movement on those issues in the near future.

It was the consensus of the Council to move toward allowing for a modification of the franchise

agreement to allow Dixie Power to service the Sunrise Valley area.

## 7. Adjournment

*Councilman Hudson made a motion to adjourn the Workshop Meeting. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:*

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

*Meeting adjourned at 7:14 P.M.*

Passed and approved this 25th day of September 2013.

Attest by:



Danice B. Bulloch, CMC  
City Recorder



Washington City

  
Kenneth F. Neilson, Mayor